The Lumiere
2408 W. Rice #303

KITCHEN
Horizontal Ebony Sabbiata w/Treefrog Veneer in Horizontal Grain
Full Extension Drawers and Full Overlay Doors
Double Island Configuration
Puck Lighting at Decorative Soffit
Oversized Custom Hardware
Caesar Stone Counter tops
Full Backsplash in custom cut porcelain
Kitchen faucet: Grohe Essence
Over Sized Single Bowl brushed stainless steel under mounted sink
Garbage Disposal

APPLIANCES
Refrigerator: KitchenAid Architect II French Door Bottom-Freezer #KBFS20EVMS
Cook Top: KitchenAid 36" Stainless Steel Gas Cook top #KFGS366VSS
Oven: KitchenAid Architect Series II 30" Single Electric Oven #KEBK101SSS
Microwave: KitchenAid Countertop Microwave Oven & Trim Kit #KCMS1555SSS, #MK1150VSS
Dishwasher: Bosch Evolution 300 Series 24" Under counter Dishwasher #SHE43M05SS
Warming Drawer: KitchenAid 27" Warming Drawer #KEWS105SSS
Hood: Zephyr 36" Hood #ZROE36ASS
Beverage Center: Danby Silhouette Black 51 Wine Bottles Wine Cellar #DWC518BLS
Washer: Whirlpool Duet Sport Full Front-Loading Washer #WFW8300SWH
Dryer: Whirlpool Duet Full Sport Gas Dryer #WGD8300SWH

MASTER BATHROOM
Steam Shower: Separate Stand up Over Sized Shower with Built in Bench
Shower Trim: (3) Body Sprays, Hand Held Shower, and Ceiling Mount Rain Shower Head
Shower Door: Custom Tempered Clear glass 3/8" Frameless shower door
Toilet: Toto, White
Vanity: Floating Dual Vanity
Lavatory Sink: (2) Wells China Luxe Vessel Sink in White
Lavatory Faucet: (2) Grohe Atrio Wall Mount Lever Handle Faucet
Tile: Custom Cut Porcelain
Countertop: 1 ¼" Caesar Stone
Lighting: (2) Pendant Lights
Exhaust Fan

GUEST BATHROOM
Tub/Shower: 5 ft Whirlpool Tub with Grohe (1) Hand Held with Mount Shower Head and (1) Double Headed Wall Mounted Shower Head
Tub/Shower Trim: Grohe Tub Filler Wall Mount
Shower Door: ½ Panel Frameless Glass
Toilet: Toto, White
Vanity: Floating Vanity Ebony Sabbiata w/Treefrog Veneer in Horizontal Grain.
Countertop: 1 ¼" Caesar Stone
Lavatory Sink: Wells China Luxe Vessel Sink White
Lavatory Faucet: Grohe Atrio Wall Mount Faucet With Lever Handles
Lighting: Pendant
Tile: Custom Cut Porcelain
Exhaust Fan

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HARDWOOD FLOORS
4" Select Birch hardwood floors throughout

WINDOWS/ DOORS
EFCO Center Glaze Clear Anodized Aluminum Framed with Thermal Breaks
Low-E One Inch Thermal Insulated Glass
Interior:
8 Ft Flush Flat Panel Solid Birch Door Choice of Natural Clear Coat or Stained from Developers Standard Stain Selections
Master Bedroom Door: 8Ft 1 Panel Framed in Knotty Walnut Stained with Full Opaque Glass.
Closet doors: 8 ft Flush Flat Panel Solid Birch Door
Closet Organizers: Custom Closet Organizers of Developers Standard All bedroom Closets
Door hardware: Stainless steel factory hinges or equal and deadbolt on all exterior entry doors. Stainless Steel Lever handle knobs with on interior doors or comparable

FIREPLACE
Media Cabinet & Wall Panel
Catalytic Vent-Free Gas Fireplace by Lennox

HEATING & AIR CONDITIONING
Complete heating system for Furnace 90+ with humidifier and electronic thermostat
Complete cooling system for A/C unit
Air-conditioning compressors to be located on the roof and on the garage

MASONRY
Grey Stone, Glazed Brick and Utility Brick

ELECTRICAL
100 amps per unit. Each unit equipped with individual circuit breaker box with 14 or more circuits per unit
Telco Only Per Unit (1) Adjacent All Kitchens
Telco/Cable Per Unit (1) Living Room, (1) Guest Bedroom (1) Master Bedroom
Video Intercom Per Unit: (1) Adjacent Unit Entry Door connected through phone. Monitored by Camera Connected to Exterior of Rice Street Entrance
Pre Wire Speakers & Volume Controls Points Per Unit : 4 Points in Living Room (No Volume Control) 2 Points in Master Bedroom with 1 Volume Control, 1 Point Master Bathroom with 1 Volume Control
Speakers Hardware and Volume Control Hardware are not included. Wiring points only.
Fire: Hard wire smoke detectors and carbon monoxide

PLUMBING
New water service provided 3" to 4"
New cast iron sewer to street main line
All inside rough plumbing combination copper and caste iron
All Units equipped with (1) 50 gallon individual electric water heaters
Water Booster: Provided and Installed by Developer as Per site plan

15. ROOF
Entire Roof Fully Decked in Pressure Treated, Fire Rated Stained Lumber

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Designated Private and Common Locations will be conveyed as indicated by the Roof Site plan
Roof Entry & Roof Decks: As per Roof Site Plan, Accessible by Elevator and Both Interior Staircases, Equipped with GFCI Outlet, Outdoor Lighting, 2 Common Water Spigots
Private Roof Decks provided for each penthouse unit inclusive of dedicated gas line for each penthouse unit located on their respective deck.
Individual decks will be denoted by 36” - 42” wood railing